

# TWIN RIVERS UNIFIED SCHOOL DISTRICT FACILITIES INSPECTION REPORT

**Presented by:**  
**Kim Barnett and Armando Orozco**  
**April 25, 2017**

Twin Rivers Unified School District: *Inspiring each student to extraordinary achievement every day!*



# Today's Topics

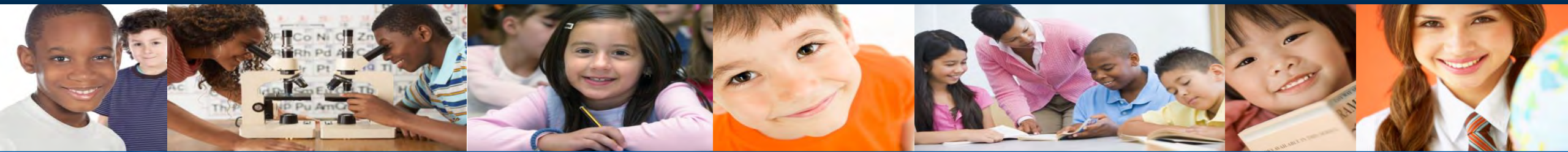
Williams Act/Settlement – “Good Repair”

LCAP – Basic Services

Annual Facilities Inspection – OPSC FIT

COE and District FIT Inspections

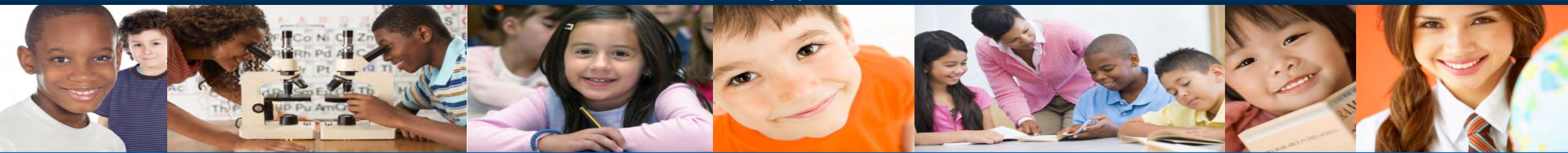
District FIT Results



# The Williams Settlement

- Before *Williams* there was not a statewide standard for “good repair” of school facilities or county offices of education.
- *Williams* included a requirement that all schools be maintained in “good repair” (E.C. 17002(d) (1)).
- Williams Facilities Objective: “Clean, Safe and Functional”
- SB 550 / AB 607—Establishes new county superintendent oversight requirements for schools in deciles 1-3 relative to sufficiency of textbooks and adequacy of school facilities
- Now under Basic Services in the Local Control Accountability Plan (LCAP)

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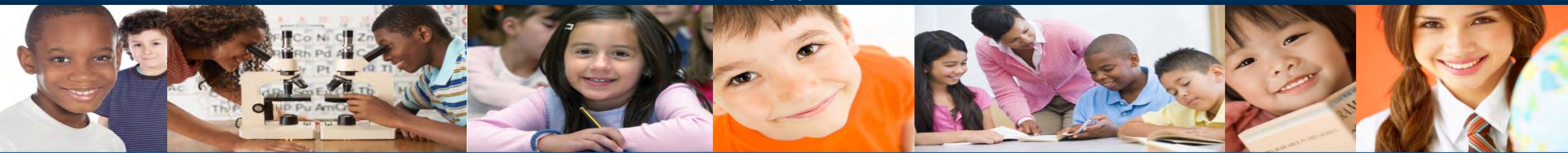




# The Williams Settlement

- The state's Office of Public School Construction (OPSC) is directed to develop an evaluation instrument to measure whether a school is in "good repair," otherwise defined as "maintained in a manner that assures that it is clean, safe, and functional." This bill requires that school districts establish a facilities inspection system to gauge whether its facilities are in "Good Repair" as a condition of receiving funding under the School Facilities Program.
- All Schools must have a FIT EVERY YEAR, and this is included in the annual audit guide.
- Results of the Annual FIT are on each School's Accountability Report Card (SARC)

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# **“Good Repair” = Higher Student Achievement**

**Researchers have repeatedly found a difference of between 5-17 percentile points between achievement of students in poor buildings and those students in above-standard buildings, when the socioeconomic status of students is controlled.**

Glen I. Earthman, “School Facilities Conditions and Student Academic Achievement.” Report prepared for Williams v. State of California, UCLA, 2002.

# “Good Repair”

=

## Better Teacher Retention

**Poor facilities affect the health and productivity (attendance) of teachers and make retention of teachers difficult (especially for schools with a condition grade of “C” or less).**

Schneider, M. (2003) Linking School Facility Conditions to Teacher Satisfaction and Success. Washington, DC: National Clearinghouse for Educational Facilities.



# LCAP BASIC SERVICES

The degree to which the teachers of the school district are appropriately assigned in accordance with Section 44258.9 and fully credentialed in the subject areas. For the pupils they are teaching, every pupil in the school district has sufficient access to the standards-aligned instructional materials as determined pursuant to Section 60119. **School facilities are maintained in good repair** as specified in subdivision (d) of Section 17002 (Williams v. State of California).

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# Areas of State Priority That Must Be Addressed in LCAPs

*(Eight for districts/Ten for County Offices of Education)*



Source: Legislative Analyst's Office, "An Overview of the Local Control Funding Formula" (07/13), CSBA



# OPSC - Facility Inspection Tool

## Evaluation Detail

STATE OF CALIFORNIA FACILITY INSPECTION TOOL SCHOOL FACILITY CONDITIONS EVALUATION (REV 05/09)															STATE ALLOCATION BOARD OFFICE OF PUBLIC SCHOOL CONSTRUCTION Page 5 of 6														
PART II: EVALUATION DETAIL															Date of Inspection: _____ School Name: _____														
AREA	CATEGORY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15													
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES													
		OK	OK	OK	OK	OK	OK	OK	NA	NA	OK	OK	OK	OK	OK	OK													
	COMMENTS:																												
		OK	OK	OK	OK	OK	OK	OK	NA	NA	OK	OK	OK	OK	OK	OK													
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		OK	OK	OK	OK	OK	OK	OK	NA	NA	OK	OK	OK	OK	OK	OK													
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	COMMENTS:																												

## Totals and Ranking

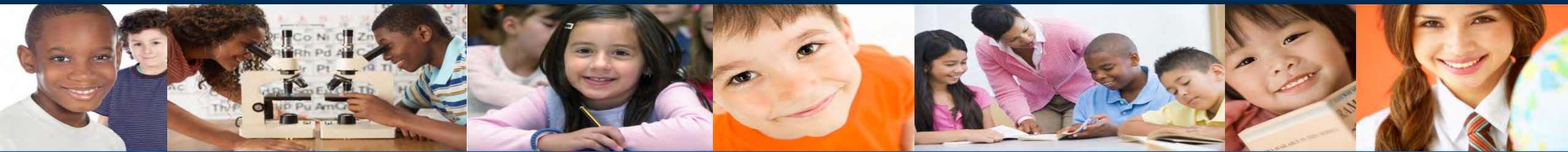
STATE OF CALIFORNIA FACILITY INSPECTION TOOL(FIT) SCHOOL FACILITY CONDITIONS EVALUATION (REV 09/09)															STATE ALLOCATION BOARD OFFICE OF PUBLIC SCHOOL CONSTRUCTION Page 6 of 6																													
SCHOOL DISTRICT/LOCALITY/OFFICE OF EDUCATION															COUNTY																													
SCHOOL SITE															SCHOOL TYPE (GRADE LEVEL)															NUMBER OF CLASSROOMS (SITES)														
INSPECTOR'S NAME JOSEPH C. LUIS															INSPECTOR'S TITLE CSI- GENERAL MANAGER															NAME OF DISTRICT/LOCALITY/STATE/AGENCY (THE HIGHER OF THE TWO IS APPLICABLE)														
DATE OF INSPECTION															INSPECTOR'S CONDITIONAL TIME OF INSPECTION																													
PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)																														Fill Table and Calculate Rating														
TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR			C. EXTERIOR/ENVIRONMENT			D. ELECTRICAL			E. MECHANICAL/PLUMBING			F. SAFETY			G. STRUCTURAL			H. FURNISHING																					
		WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS	WELLS																					
		Number of "OK's"																																										
		Number of "Not OK's"																																										
		Percent of System in Good Repair (Number of "OK's" divided by Total Areas - 76% if "Total Percent per Category (average of above)"																																										
Rank (Circle one) GOOD = 80%-100% FAIR = 75%-79.99% POOR = 70%-74.99%																																												
*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".																																												
OVERALL RATING: DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE → SCHOOL RATING: →																																												
**For School Rating, apply the Percentage Range below to the average percentage determined above. Taking into account the rating Descriptors below.																																												
PERCENTAGE	DESCRIPTION																												RATING															
95%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.																												EXEMPLARY															
90%-94.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.																												GOOD															
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.																												FAIR															
70%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.																												POOR															
COMMENTS AND RATING EXPLANATION: _____																																												
_____																																												
_____																																												
_____																																												

# Facilities Inspection Tool (FIT)

## Evaluation Detail Categories

- |                             |                                |
|-----------------------------|--------------------------------|
| 01. GAS LEAKS               | 09. SINKS/FOUNTAINS            |
| 02. MECH/HVAC               | 10. FIRE SAFETY                |
| 03. SEWER                   | 11. HAZARDOUS MATERIALS        |
| 04. INTERIOR SURFACES       | 12. STRUCTURAL DAMAGE          |
| 05. OVERALL CLEANLINESS     | 13. ROOFS                      |
| 06. PEST/VERMIN INFESTATION | 14. PLAYGROUND/ SCHOOL GROUNDS |
| 07. ELECTRICAL              | 15. WINDOWS/DOORS/GATES/FENCES |
| 08. RESTROOMS               |                                |

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# Facilities Inspection Tool (FIT)

## Totals and Rankings Categories

A. SYSTEMS

B. INTERIOR

C. CLEANLINESS

D. ELECTRICAL

E. RESTROOMS/FOUNTAINS

F. SAFETY

G. STRUCTURAL

H. EXTERNAL

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# Facilities Inspection Tool (FIT)

OK – In Good Repair

D – Deficiency

X – Extreme Deficiency

NA – Not Applicable

## Section 4: Interior Surfaces

- Ceiling tiles missing, damaged, or loose
- Ceiling tiles are stained

## Section 5: Overall Cleanliness

- Cluttered classroom or storerooms
- Unsecured items are stored too high

## Section 7: Electrical

- Lighting covers are missing, damaged, or loose
- Electrical panel blocked

## Section 10: Fire Safety

- Fire extinguisher is not properly mounted
- Fire extinguisher is out of date or missing tag





# Facilities Inspection Tool (FIT)

OK – In Good Repair

D – Deficiency

X – Extreme Deficiency

NA – Not Applicable

## Section 2: HVAC/Mechanical Systems

- Air Conditioning System is not working (X)
- Heating system is not working (X)

## Section 7: Electrical

Exposed electrical wires with voltage present (X)

## Section 10: Fire Safety

Missing, damaged or painted sprinkler heads (X)

Emergency exit is covered or blocked (X)

Emergency exit sign is not functioning (X)

## Section 15: Windows/Doors/Gates/Fences

Exposed broken glass accessible to pupils and staff (X)



# F.I.T. INSPECTIONS

## County Office of Ed.

COE Inspectors  
are required to  
inspect decile 1,2,  
and 3 schools.

COE Inspectors  
must inspect a  
minimum of 20%  
of classrooms and  
all common areas.

## School District

School Districts  
must inspect all  
school sites

School Districts  
must inspect  
100% of  
classrooms and all  
common areas.

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# TWIN RIVERS USD FIT RESULTS

School Site	(D)	(X)	SCORE 2014	SCORE 2015	SCORE 2016	SCORE 2017	RATING
AERO HAVEN	30	0	93.81	92.23	96.73	94.38	GOOD
ALLISON	20	0	95.27	95.32	97.68	96.17	GOOD
BABCOCK	50	0	91.12	91.55	95.15	92.36	GOOD
CASTORI	13	0	98.97	98.18	97.3	97.25	GOOD
CCAAC	47	0	93.35	93.34	92.63	93.51	GOOD
CCAAC K-5	37	0	96.33	94.6	96.24	91.41	GOOD
DEL PASO HEIGHTS	27	0	94.42	94.71	97.05	95.52	GOOD
DRY CREEK	25	0	97	96.33	96.31	95.46	GOOD
F.C JOYCE	21	0	93.51	91.78	96.04	96.58	GOOD
FAIRBANKS	43	0	95.43	96.01	96.96	92.77	GOOD
FOOTHILL HS	45	0	96.39	97.23	95.85	96.52	GOOD
FOOTHILL MS	37	0	91.87	96.11	96.43	95.3	GOOD
FOOTHILL OAKS	25	0	84.36	91.91	93.95	94.04	GOOD

# TWIN RIVERS USD FIT RESULTS

School Site	(D) Rating	(X) Rating	SCORE 2014	SCORE 2015	SCORE 2016	SCORE 2017	RATING
FRONTIER	15	0	95.13	96.45	96.69	97.37	GOOD
FUTURES	41	0	96.37	95.49	96.87	94.33	GOOD
GARDEN VALLEY	29	0	96.52	95.58	97.41	95.52	GOOD
GRANT UNION/GRANT WEST	153	0	96.19	96.01	95.02	93.05	GOOD
HAGGINWOOD	31	0	93.48	91.19	94.54	94.1	GOOD
HARMON JOHNSON	79	0	95.48	92.6	94.63	92.15	GOOD
HAZEL STRAUCH	44	0	95.84	96.03	93.77	91.86	GOOD
HERITAGE PEAKS	32	0		96.56	94.56	89.04	FAIR
HIGHER LEARNING	28	0	83.79	88.07	91.55	91.52	GOOD
HIGHLANDS COMMUNITY	5	0	99.04	96.67	98	97.5	GOOD
HIGHLANDS HS	70	0	97.78	95.94	95.43	94.19	GOOD
HILLSDALE	37	0	93.54	93.8	94.1	94.46	GOOD
KEEMA	9	0	96.43	94.64	97.32	97.2	GOOD
KOHLER	24	0	93.06	96.54	96.41	95.83	GOOD
MADISON	14	0	97.45	96.26	96.98	97.9	GOOD
MARTIN LUTHER KING	36	0	94.89	95.93	96.75	96.42	GOOD
MILES P. RICHMOND	12	0	99.58	99.58	97.57	96.31	GOOD
MOREY AVE.	22	0	97.88	95.58	97.34	94.44	GOOD
NORALTO	26	0	95.84	94.28	93.66	96.73	GOOD



# TWIN RIVERS USD FIT RESULTS

School Site	(D)	(X)	SCORE	SCORE	SCORE	SCORE	RATING
			2014	2015	2016	2017	
NORTHWOOD	28	0	93.79	96.01	94.83	96.8	GOOD
NORWOOD	39	0	97.78	96.74	96.62	94.86	GOOD
NOVA	1	0	96.88	95.83	97.4	99.48	EXEMPLAR
OAKDALE	18	0	93.51	95.42	95.57	97.96	GOOD
ORCHARD	16	0	98.22	98.49	98.56	97.55	GOOD
PC&TECH	26	0	92.73	97.11	93.85	93.85	GOOD
PIONEER	25	0	93.73	95.85	95.04	95.73	GOOD
REGENCY PARK	31	0	95.06	95.96	97.05	96.06	GOOD
RIDGEPOINT	26	0	94	93.69	94.68	94.95	GOOD
RIO LINDA HS	76	0	95.96	95.21	95.8	94.88	GOOD
RIO LINDA--- KEEMA	1	0	100	99.21	95.8	99.48	EXEMPLAR
RIO LINDA MS	29	0	95.7	93.85	96.47	95.98	GOOD
RIO TERRA	56	0	97.33	96.8	96.5	93.83	GOOD
SIERRA VIEW	20	0	84.02	98.23	98.91	96.7	GOOD
SMYTHE ACAD 7 THRU 8	60	0	92.06	89.42	88.52	88.82	FAIR
SMYTHE ACAD K THRU 6	61	0	89.5	93.06	91.3	90.66	GOOD
TWIN RIVERS ADULT	6	0	97.37	96.05	96.09	96.05	GOOD
VILLAGE	25	0	95.66	96.43	96.86	96.22	GOOD
VINELAND	13	0	93.7	97.99	99.23	94.39	GOOD
VISTA NUEVA HS	7	0	98.35	97.88	95.84	97.91	GOOD
WESTSIDE	25	0	97.3	98.11	98.23	96.28	GOOD
WOODLAKE	57	0	97.08	92.99	91.39	89.08	FAIR
WOODRIDGE	21	0	95.76	96.56	95.7	95.79	GOOD

# Foothill Ranch







Regency Park Elementary



# Pioneer Elementary







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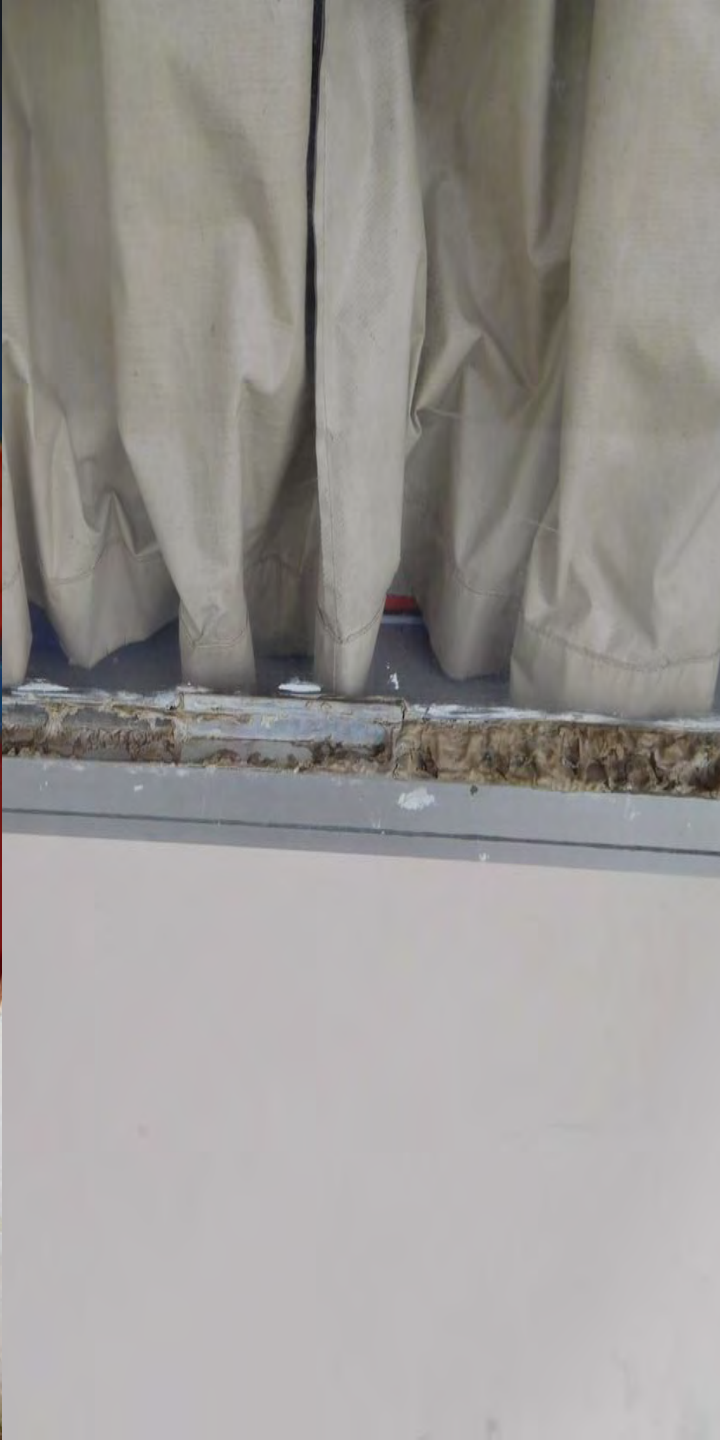
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Rio Linda High





Garden Valley Elementary







Woodlake  
Elementary

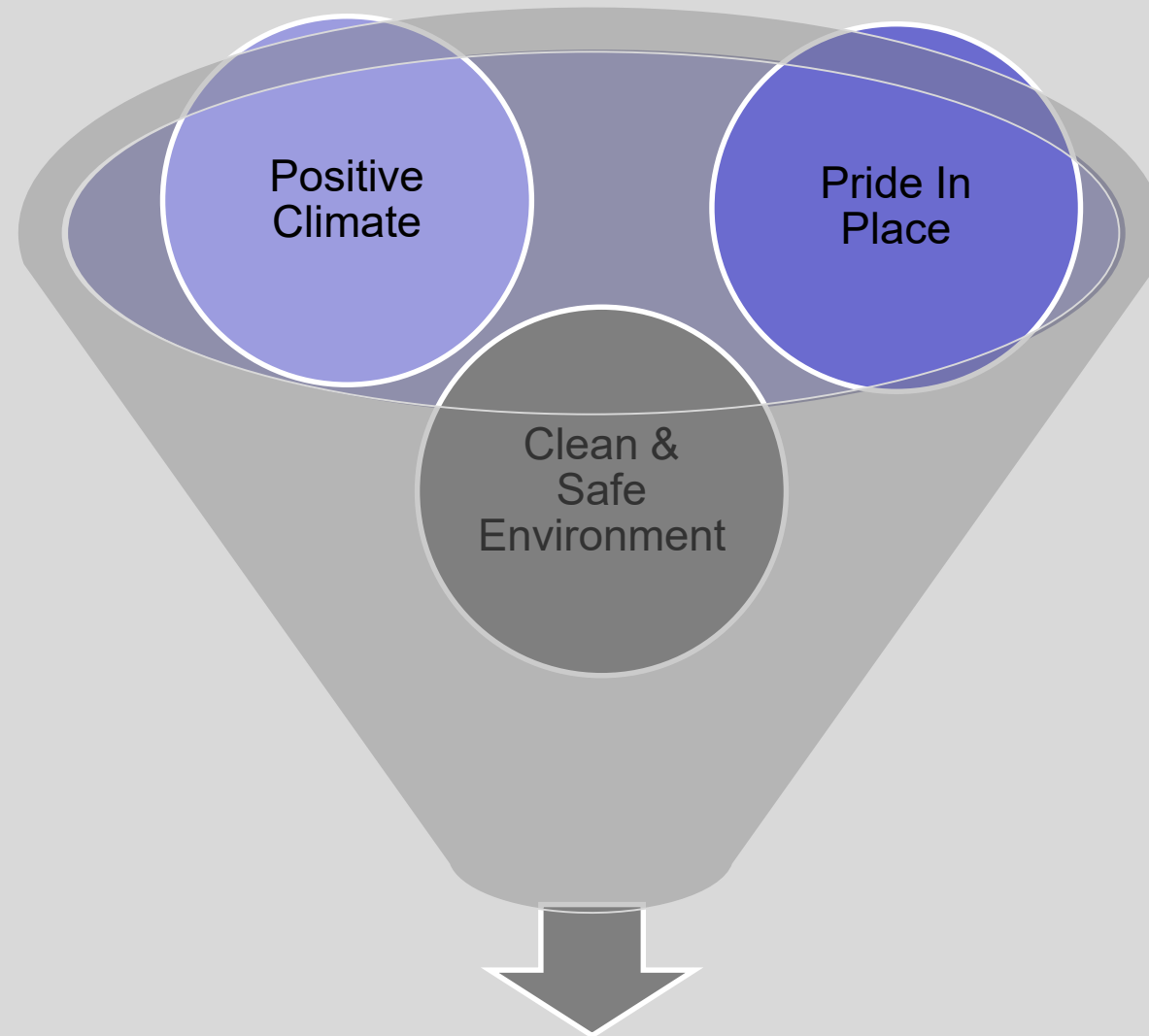
# Recommendations for maintaining “Good Repair” for District M&O staff

Set up regular facilities inspection schedule

Set up regular maintenance schedule

Respond to and address issues reported by site administrative staff.





**HIGHER STUDENT  
ACHIEVEMENT**

# Questions & Answers

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